

AGENDA
Veneta Planning Commission
Tuesday - December 20, 2005 - 7:00 p.m.
Veneta City Hall

- I. REVIEW AGENDA
- II. PUBLIC COMMENT: If you wish to address the Planning Commission about an issue which is not on the agenda; state your name, address, and limit your comments to 3 minutes
- III. APPROVAL OF MINUTES: December 5, 2005
- IV. PUBLIC HEARING (Continued from December 5, 2005)
 - A. Southwest Area Plan (SWAP) - Proposal to amend the Veneta Land Development Ordinance 417, Article 4, Section 4.14 Specific Development Plan Subzone (/SDP) Subsection (7)(b) Southwest neighborhood Center and to adopt a new plan.
- V. WORK SESSION
 - A. Proposed Amendments to the Land Development Ordinance No. 417
 - B. Proposed Amendments to the Land Division Ordinance No. 418
- VI. OTHER
 - A. Update on Parks Systems Development Charges (SDC) vs Park Dedication Ordinance
 - B. Planning Commission Appointments
 - C. Reminder - City Hall closed Monday, January 2, 2006. Planning Commission meeting postponed until Tuesday, January 3, 2006.
 - D. Reminder - Joint Public Hearing with the City Council on Monday, January 9, 2006 at 5:30 p.m. to consider Wetland Variance for the SWAP.
- VII. ADJOURN:

The next meeting of the Veneta Planning Commission will be held on Tuesday, January 3, 2006

Decisions by the Planning Commission for land use applications are issued with a **FINAL ORDER**. A Planning Commission Decision may be appealed to the Veneta City Council within 15 days after the Final Order has been signed and mailed. If a written Notice of Appeal is not filed within 15 days of the date the Final Order of the Planning Commission decision is mailed, the decision becomes final. Veneta Land Development Ordinance 417, Section 2.07 (1-3) and Veneta Land Division Ordinance 418, Section 8.03 (4) *Location is wheelchair accessible (WCA). Communication interpreter, including American Sign Language (ASL) interpretation, is available with 48 hours notice. Contact Sheryl Hackett Phone (541) 935-2191, FAX (541) 935-1838 or by TTY*

Telecommunications Relay Service 1-800-735-1232.

THIS MEETING WILL BE TAPE-RECORDED.

PUBLIC

HEARINGS - Please observe the following rules.

PUBLIC HEARINGS will follow the following format. Please refer to the reverse side of the agenda for rules governing public testimony and criteria for each type of proposed use.

1. Open Hearing
2. Declaration of Conflict of Interest or Ex-Parte Contacts
3. Staff Report
4. Public Testimony **(SEE REVERSE SIDE OF AGENDA)**
5. Questions from the Veneta City Council and Planning Commission
6. Close of Public Hearing
7. Deliberation and Decision

WRITTEN TESTIMONY:

Written comments received seven (7) days prior to the meeting have been incorporated in the staff report. All comments, including those received up until the meeting, are presented to the Planning Commission members to be considered in their decision.

ORAL TESTIMONY:

If you wish to testify with regard to a matter which has been set for *Public Hearing* please observe the following rules:

1. **State your name and address.**
2. **Indicate if you are in favor of or opposed to the proposal.**
3. **Limit your testimony to three (3) minutes. Testimony must be specific to the issue at hand. Keep your comments brief and to the point.**

The Planning Commission considers all public comments, staff reports, and City ordinances in arriving at a final decision. **Staff reports are available for review at Veneta City Hall - 88184 8th Street - Veneta, Oregon.**

APPROVAL CRITERIA FOR AMENDMENTS TO A SPECIFIC DEVELOPMENT PLAN:

Amendment to the *Veneta Southwest Area Specific Plan* involves modification of three documents: the Specific Plan document itself, the Plan Map, and the *Veneta Land Development Ordinance No 417* Specific Development Plan Subzone text for the Southwest Neighborhood Center regulations.

Procedures for major amendments to the Specific Plan, including the Plan Map, are contained in 4.14(5)(b).

Amendment of the Specific Development Plan Subzone text in the *Veneta Land Development Ordinance No 417* requires different procedures and has different approval criteria. Section 11.01 of the *Veneta Land Development Ordinance No 417* discusses how amendments to the land development regulations implementing the Comprehensive Plan (in this case, the Specific Development Plan Subzone text for the Southwest Neighborhood Center regulations, Section 4.14(7)(b)) are made. State statutes set substantive standards for amending the text of land use implementing regulations, such as the Land Development Ordinance. ORS 197.175(2)(b) requires that these amendments must implement the acknowledged Comprehensive Plan. Therefore, relevant policies in the *Veneta Comprehensive Plan Ordinance No 416* are standards for this decision.

USE DECISIONS - Veneta Municipal Code Chapter 18.05

ever this chapter is in effect, the following procedures or procedure similar thereto shall be followed by the city staff and applicable decision-making body: (1) Preparation of brief statement setting forth the criteria and standards considered relevant to the decision of the city staff. Such shall utilize criteria and standards found in the applicable ordinance, the comprehensive plan, and other ordinances and rules and regulations

now in effect a from time to time adopted by the city council and appropriate decision-making body.